

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/182 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$727,000 Property type Unit Suburb Caulfield North

Period - From 01/01/2020 to 31/03/2020 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 Bond Street, CAULFIELD NORTH 3161	\$1,217,000	18/03/2020
3/34 Alexandra St, ST KILDA EAST 3183	\$1,100,000	25/02/2020
G03/43 Balaclava Rd, CAULFIELD NORTH 3161	\$1,040,000	23/03/2020

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13/05/2020